





**Offers in Excess of
£575,000**

Situated at the top of the popular Christchurch Road, close to local countryside walks, schools and amenities this three bedroom semi-detached home has the potential to be extended further (STPP) and is welcomed to the market offering lounge, study, kitchen/dining room, upstairs bathroom as well as front and rear gardens, driveway parking and garage.

Property Description

ENTRANCE

Door to:

ENTRANCE HALL

Stairs rising to first floor, radiator, doors to lounge and kitchen.

LOUNGE

Double glazed bay window to front aspect. Feature fireplace, radiator, door to study.

STUDY

Radiator, door to kitchen/dining room.

KITCHEN/DINING ROOM

Double glazed double door and window to rear, two skylights, double glazed patio doors to side. Fitted with a range of wall-mounted and floor standing units with work surface over, built-in oven and gas hob with extractor fan over, one and a half bowl stainless steel sink with mixer tap, integrated dishwasher, under floor heating.

LANDING

Double glazed frosted window to side aspect, double glazed window to rear aspect.

BEDROOM ONE

Double glazed window to front aspect. Built-in wardrobes, radiator.

BEDROOM TWO

Double glazed window to rear aspect. Radiator.

BEDROOM THREE

Double glazed window to front aspect. Radiator.

BATHROOM

Double glazed frosted window to rear aspect. Panelled bath with shower over, low level WC, pedestal wash hand basin.

OUTSIDE

GARAGE

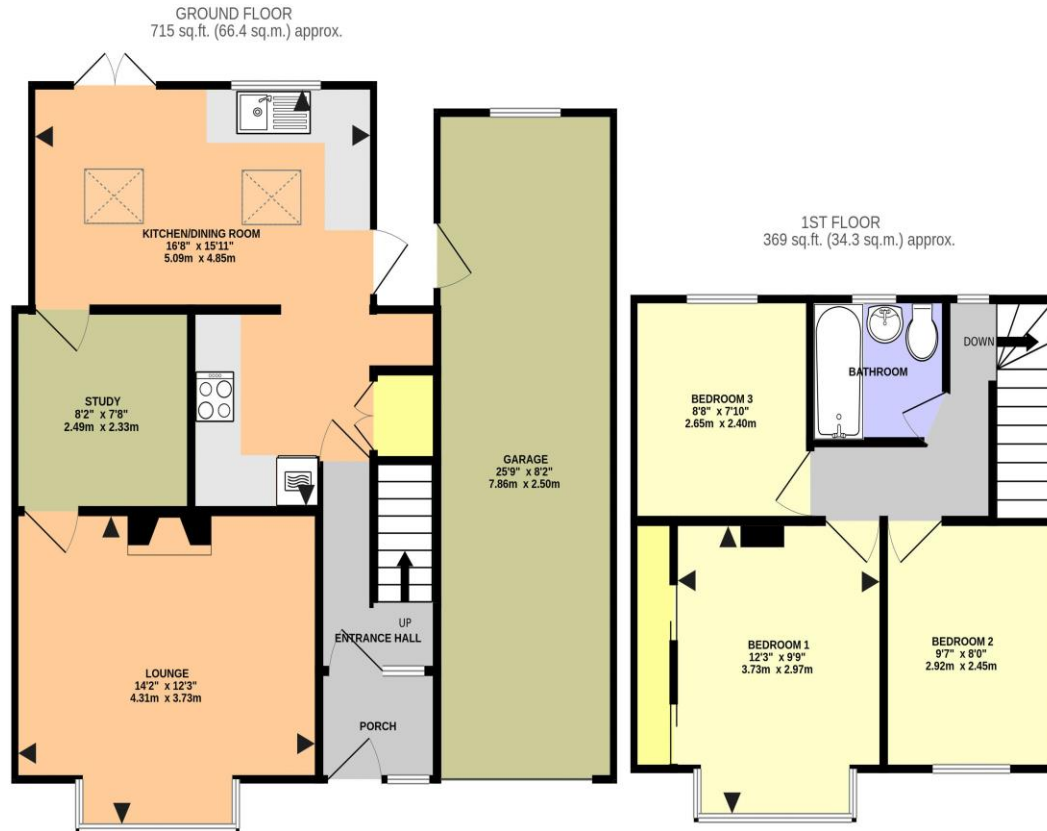
Garage with double glazed window to rear aspect, space for tumble dryer, plumbing for washing machine.

FRONT GARDEN

Mainly laid to lawn with shingled area, timber bin store.

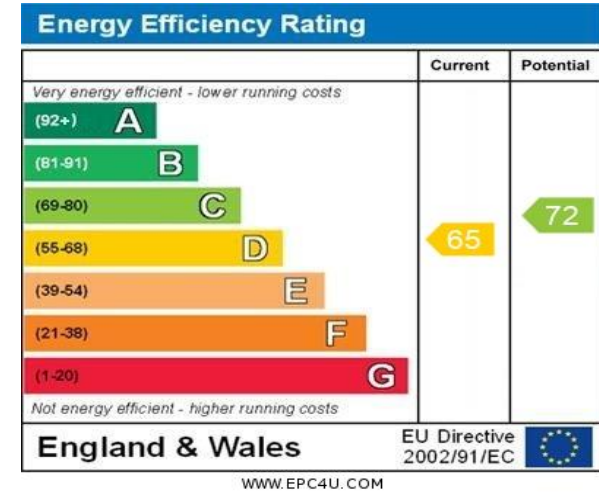
REAR GARDEN

Tiered garden with patio area, lawn area, outside tap, raised flower beds, greenhouse, large timber shed, outside light, enclosed by timber fence panelling.



CHRISTCHURCH ROAD, TRING HP23 4EJ (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA : 1084 sq.ft. (100.7 sq.m.) approx.
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MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

79 High Street Tring Herts HP23 4AB
01442 891177 | tring@maea.co.uk